

ORDINANCE 2020-08-06-0494

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 45 acres out of CB 4005 from "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MI-1 S MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Auto and Light Truck Auction.

**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 4.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.


**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

provided for in Section 35-491.

**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective August 16, 2020.


**PASSED AND APPROVED** this 6<sup>th</sup> day of August, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council

August 06, 2020

**Item: Z-15**

**File Number: 20-4047**

**Enactment Number:**

**2020-08-06-0494**

ZONING CASE Z-2020-10700069 S (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MI-1 S MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Auto and Light Truck Auction on 45 acres out of CB 4005, located at 11739 South Zarzamora Street and 11265 South Zarzamora Street. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG  
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Item No. Z-15

# Exhibit “A”



**Field Notes For A**  
**45-Acre Tract**  
**Exhibit "A"**

**Z-2020-10700069 S**

Being a 45.00-acre tract, more or less out of the Fernando Rodriguez Survey No. 6, Abstract No. 15, also out of the 4.991 and 94.91-acre tracts, Rawls Investments L.P. & Rickli Investments L.P., CB 4005 recorded in volume 14874, page 1747-1767 of the deed of records in Bexar County, Texas. Said 45.00-acre tract of land being more particularly described by metes and bounds as follows:

**Commencing** at a found 1/2" iron rod for the northwest common corner of said 94.91-acre tract and the southwest corner of a 24.091-acre tract, Houston Copart Salvage Auto Auctions LTD Partnership, CB 4005C, recorded in volume 18910, Page 217 of the deed of records in Bexar County, Texas. Said Iron Rod being in the Eastern Right-of-Way of Applewhite Road; **Thence** North 84° 22' 37" East, a distance of 293.80 feet, along a fence and the northern common line of said 94.91-acre tract and the southern line of said 24.091-acre tract for the most northwesterly corner of this tract to a 1/2" iron rod set for the **"Point of Beginning"**;

**Thence:** North 84° 22' 37" East, a distance of 1,985.80 feet, along a fence and the northwest common line of this tract and the southwest line of said 24.091-acre tract and a 12.528-acre tract, Houston Copart Salvage Auto Auctions L.T.D. Partnership, CB 4005C, recorded in volume 18910, page 217 of the deed of records in Bexar County, Texas, and the northwest line of said 4.991-acre tract, to a found 1/2" iron rod for the most northeasterly corner of this tract, and the northwest corner of Lot 1, Block 27, N.C.B. 18098, Alamo City Auto Auction Replat Subdivision, recorded in volume 9601, pages, 13-15, deed and plat of records in Bexar County, Texas, and a point of deflection to the right;

**Thence:** South 43° 58' 06" East, a distance of 604.43 feet, along a fence and the common line between said Lot 1, Block 27 and said 4.991-acre tract, for the most northerly line of this tract, to a set 1/2" iron rod and a point of deflection to the right. Said Iron rod being North 43° 58' 06" West, and 250.00 feet from an Iron Rod (found) in the Northern Right-of-Way of S Zarzamora Street;

**Thence:** departing said common line and the most northerly line of this tract, the following calls;

South 46° 00' 22" West, parallel to S Zarzamora Street, a distance of 1,618.75 feet to a set 1/2" iron rod and a point of deflection to the right;

North 01° 47' 36" West, a distance of 766.04 feet to a set 1/2" iron rod and a point of deflection to the left;

North 46° 18' 55" West, a distance of 97.04 feet to a set 1/2" iron rod and a point of deflection to the left;

Exhibit "A"

**Field Notes For A  
45-Acre Tract  
Exhibit "A"**

South 88° 12' 24" West, a distance of 60.60 feet to a set ½" iron rod and a point of deflection to the left;

South 43° 22' 55" West, a distance of 101.91 feet to a set ½" iron rod and a point of deflection to the left;

South 21° 40' 42" West, a distance of 125.16 feet to a set ½" iron rod and a point of deflection to the right;


South 84° 22' 37" West, a distance of 799.21 feet to a set ½" iron rod and a point of deflection to the right;

North 13° 34' 04" West, a distance of 204.49 feet to a set ½" iron rod and a point of deflection to the right;

North 11° 12' 22" West, a distance of 341.21 feet to a set 1/2" iron rod and a point of deflection to the right;

North 10° 40' 13" West, a distance of 273.95 feet to the **"Point of Beginning"** for this tract containing 45.00 acres of land more or less.

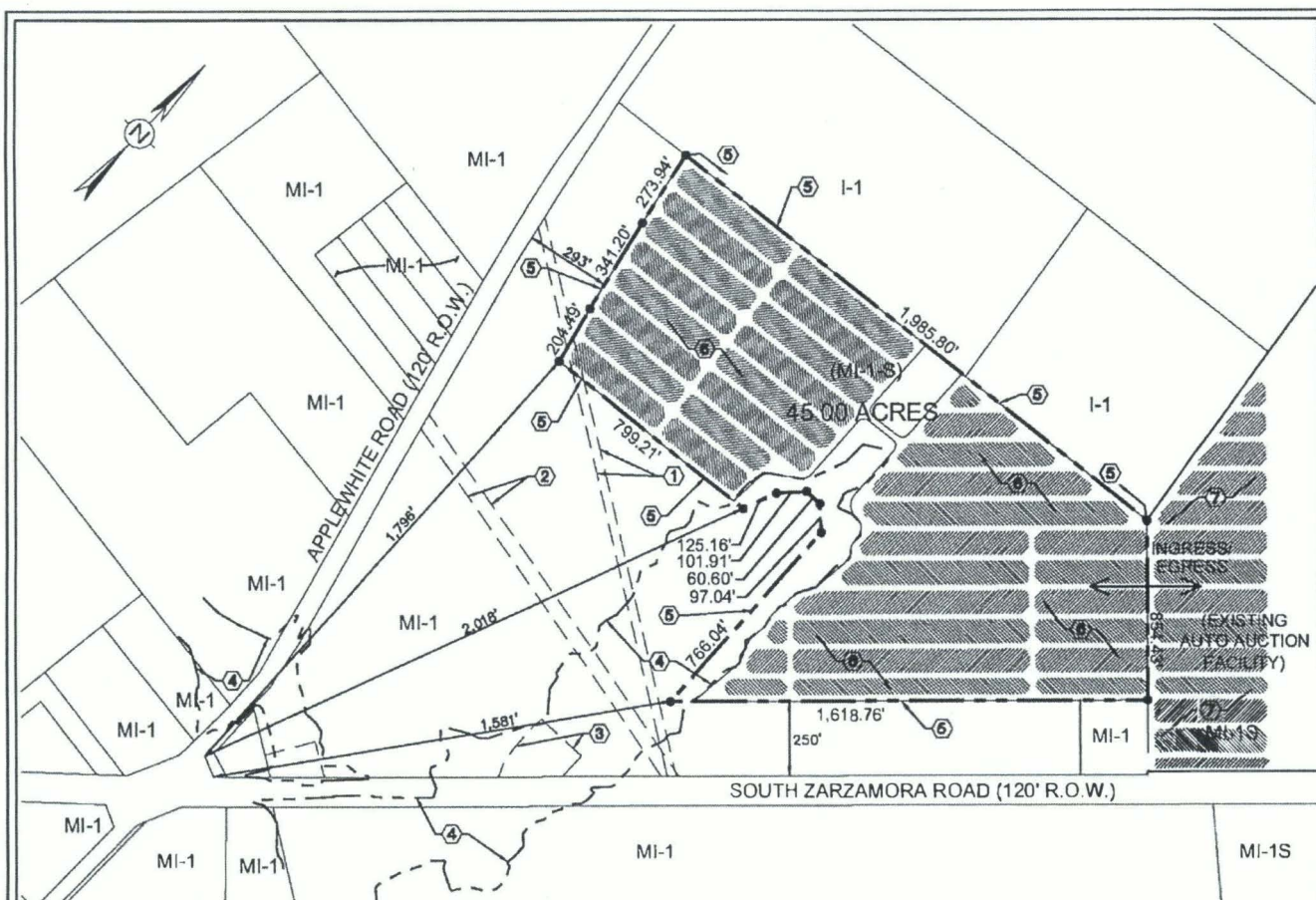


 5/21/20  
Raul H. Garcia, R.P.L.S. No. 3255

SG  
08/06/2020  
Item No. Z-15

# **Exhibit “B”**





### SITE SUMMARY:

- PROPERTY = 45.00 ACRES (1,960,200 S.F.) (4.24 AC. (184,694 S.F.) FLOODPLAIN / OPEN SPACE)
- LEGAL DESCRIPTION: C.B. 4005, LOT P-77, ABS. 15 & LOT P-77A, ABS. 15
- CURRENT ZONING: MI-1 MLOD-2 MLR-2 AHOD
- REQUESTED ZONING: MI-1-S MLOD-2 MLR-2 AHOD (WITH SPECIFIC USE AUTHORIZATION FOR AUTO AND LIGHT TRUCK AUCTION)
- IMPERVIOUS COVER: 92% (PARKING AREA)
- SETBACKS / BUFFERYARDS AS REQUIRED IN THE UDC
- INGRESS / EGRESS TO EXISTING AUTO AUCTION FACILITY VIA CONNECTION TO EXISTING PARKING LOT DRIVES

### KEYED NOTES

- ① 30' WIDE GAS EASEMENT (VOL. 4781, PG. 257, O.P.R.)
- ② 50' WIDE GAS EASEMENT (VOL. 3358, PG. 509, O.P.R.)
- ③ VARIABLE-WIDTH DRAINAGE EASEMENT (VOL. 10503, PG. 104, O.P.R.)
- ④ FEMA 100-YEAR FLOODPLAIN FEMA MAP 48029CD570E, 2010
- ⑤ PROPOSED 8-FT HIGH SOLID METAL FENCE
- ⑥ PROPOSED AUTO AUCTION VEHICLE PARKING
- ⑦ EXISTING AUTO AUCTION VEHICLE PARKING

I, Amir Khed for the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

## ZONING SITE PLAN: 11265 & 11739 S. ZARZAMORA ST.

SCALE: 1" = 600'



Exhibit "B"